



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

August 5, 2021

**VIA EMAILED PDF**

Jarred Feldman

[jafeldman@mac.com](mailto:jafeldman@mac.com)

**Re: 1840 Lamont St NW – Garage Addition- PDRM 21-00025**

Dear Jarred Feldman:

I am writing to memorialize a conversation you had with Brittany Bullock regarding adding a garage to your home at 1840 Lamont Street, NW, in the Mount Pleasant neighborhood.

As was discussed, your neighbors on the south side of the 1800 block of Lamont Street, NW have below-grade garages, and your home is built on a hill and raised about 15 feet above the alley level.

Presently, your home does not have a garage but, instead has a retaining wall encircling the back yard adjacent to the alley. You are proposing to excavate the area and replacing the retaining wall with a garage that extends to the rear property line. This will exceed the standard required yard setback and lot occupancy standards in the subject RF-1 zone.

We discussed including the triangular shape of the lot and the potential size of the garage. Because of the lot's shape, a garage with a standard parking space would require excavation much closer to the house. My staff noted you would need Board of Zoning Adjustment [BZA] for a special exception to have a sub-standard sized parking space, exceed lot occupancy, and to encroach into the rear yard.

Please feel free to contact me if you have any questions.

Sincerely, Matthew Le Grant  
Matthew Le Grant  
Zoning Administrator

Attachments: Survey dated 8-5-2020  
Proposed Floor Plan

Zoning Technician: Brittany Bullock

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.